174.0	0006	0024.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 694,600 / 694,600
					USE VALUE: 694,600 / 694,600
					ASSESSED: 694,600 / 694,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS JAMES M
Owner 2:	TAMASY SUZANNE R
Owner 3:	
Street 1:	33 SUTHERLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLARK MOTT R & RUTH C -
Owner 2:	-
Street 1:	33 SUTHERLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,916 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5916.000	276,400		418,200	694,600
Total Card	0.136	276,400		418,200	694,600
Total Parcel	0.136	276,400		418,200	694,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.71 | /Parcel: 427.7

Legal Description

User Acct 116519

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,400	0	5,916.	418,200	694,600	694,600	Year End Roll	12/18/2019
2019	101	FV	217,700	0	5,916.	412,300	630,000	630,000	Year End Roll	1/3/2019
2018	101	FV	217,700	0	5,916.	316,700	534,400	534,400	Year End Roll	12/20/2017
2017	101	FV	217,700	0	5,916.	298,700	516,400	516,400	Year End Roll	1/3/2017
2016	101	FV	217,700	0	5,916.	274,800	492,500	492,500	Year End	1/4/2016
2015	101	FV	205,400	0	5,916.	256,900	462,300	462,300	Year End Roll	12/11/2014
2014	101	FV	199,200	0	5,916.	236,600	435,800	435,800	Year End Roll	12/16/2013
2013	101	FV	199,200	0	5,916.	236,600	435,800	435,800		12/13/2012

!13573!

PRINT

Date	Time
12/11/20	03:30:24

LAST REV

Date	Time
07/30/18	12:05:22
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13573

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK MOTT R &	43179-46		6/30/2004		420,000	No	No		
	7398-465		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	116519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	436	Add Bath	11,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	BS	Barbara S
6/17/2014	Info Fm Prmt	PC	PHIL C
12/30/2008	Measured	163	PATRIOT
9/22/2005	MLS	BR	B Rossignol
1/14/2000	Inspected	263	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
7/15/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5916		Sq. Ft.	Site		0	70.	1.01	6									418,236						418,200	

Total AC/HA: 0.13581 | Total SF/SM: 5916 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 418,236 | Spl Credit | Total: 418,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29655170
Const Adj.:	0.99989998
Adj $ / SQ:	168.535
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400622
Depreciation:	124193
Depreciated Total:	276429

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

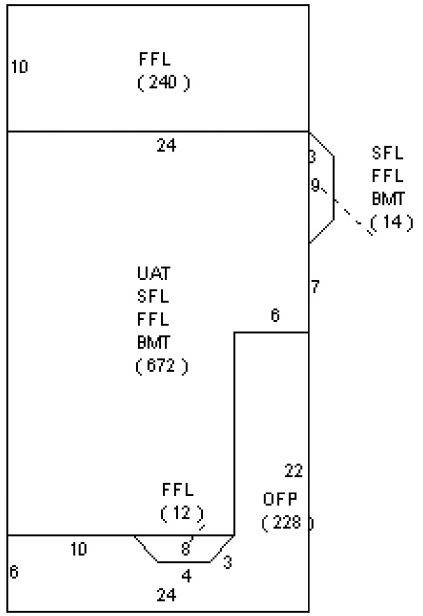
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.53
Special Features:	0	Val/Su Net:	102.14
Final Total:	276400	Val/Su SzAd	170.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	938	168.530	158,086
BMT	Basement	686	50.560	34,684
SFL	Second Floor	686	168.530	115,615
OFP	Open Porch	228	23.730	5,411
UAT	Upper Attic	168	67.410	11,326

Net Sketched Area:	2,706			Total:	325,122
Size Ad	1624	Gross Are	3210	FinArea	1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0006-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	